

Project Feasibility Report

SUPERIOR COURT OF CALIFORNIA,
COUNTY OF MONO

NEW MAMMOTH LAKES
COURT

APRIL 5, 2006



ADMINISTRATIVE OFFICE
OF THE COURTS

OFFICE OF COURT CONSTRUCTION
AND MANAGEMENT

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I. Executive Summary

Introduction

This Project Feasibility Report for the proposed new Mammoth Lakes Court for the Superior Court of California, County of Mono has been prepared to support the Capital Outlay Budget Change Proposal (COBCP) submitted to the State of California Department of Finance (DOF). This report documents the need for the proposed two-courtroom facility, describes alternative ways to meet the underlying need, and outlines the recommended project.

The court has an opportunity to participate in a joint-use government center currently proposed for the Town of Mammoth Lakes. This center will include government agencies such as the Southern Mono Hospital District, the Town of Mammoth Lakes, and Mammoth County. This opportunity to collocate with justice partners and to take advantage of the efficiencies provided by a shared site is an ideal situation for the court.

Because the available site is currently owned by the U.S. Forest Service, the land is available at a price substantially below local market rate. The site is a gateway location to the Town of Mammoth Lakes and is a development opportunity that will never present itself at such a low cost again. Funding for site acquisition is required as soon as possible if the court is to remain a participant in the government center. The hospital district is scheduled to take ownership of the property in June 2006.

Statement of Project Need

The Mammoth Lakes region is the fastest growing area in Mono County. The existing leased courthouse is undersized, in poor condition, and in need of replacement. The County of Mono transferred responsibility for the South County Branch leased facility to the state on September 15, 2005. This facility is now the responsibility of the Judicial Council and is managed by the Administrative Office of the Court's (AOC). The proposed Mammoth Lakes Court project is currently ranked seventh in the Trial Court Capital-Outlay Plan¹, making it a high priority project for the AOC.

The County of Mono has two court locations: the historic courthouse in Bridgeport (North County Branch) and leased space in Mammoth Lakes (South County Branch). The vast majority of caseload is generated in or near Mammoth Lakes, with relatively little service demand from Bridgeport and the northern part of the county. Findings in the 2003 master plan showed that 90 percent of the court's civil and criminal workload is attributable to the Mammoth Lakes area. The distribution of jury trials is even more uneven, with Bridgeport having fewer than five per year. The Bridgeport courts are used almost exclusively for arraignments due to their proximity to the county jail.

¹ The Trial Court Capital-Outlay Plan is presented in the *Judicial Branch Five-Year Infrastructure Plan Fiscal Year 2007-2008*, adopted by the Judicial Council on February 24, 2006. (<http://www.courtinfo.ca.gov/reference/fiveyear.htm>)

The population of the County of Mono grew by almost 32 percent, from 9,956 to 12,941, between 1990 and 2000. The county estimated that population would increase 112 percent to a population of 27,438 by 2022. According to 2000 census figures, the population of Mammoth Lakes is 7,150, but the local area population can increase to nearly 40,000 during peak ski season. According to the court, a majority of the Superior Court of Mono County's case filings involve recreational visitors.

The current leased space, when constructed, was not intended for use as a courthouse, consequently, the facility has more problems than the usual aging court. It is overcrowded, does not support efficient case processing, and has numerous functional, physical, life safety, and security problems.

Options Analysis

Three alternatives for delivering a new facility were evaluated based on their ability to meet the programmatic requirements and their economic value.

These are the three alternatives studied:

- Construct a new facility through the state's traditional capital outlay delivery method;
- Lease an alternative facility; and
- Arrange a developer-financed lease-purchase for a new facility.

Based on the financial analysis, the most cost-effective alternative is to construct a new facility through a capital outlay project financed with state funding. The capital outlay project provides the state with ownership of the capital assets—the building and the land. The downside of this alternative is that it has higher short-term costs to the state, which would have to fund the entire project cost within three years. By comparison, the total costs of the other alternatives are distributed throughout a longer period, making them more attractive in the short-term but much more expensive in the long term.

A summary of estimated costs and net present value (NPV) is provided in Table 1. Estimated costs for the capital outlay project include construction and project costs. Costs for the leased project include tenant improvement construction costs and annual lease costs, which escalate yearly. The developer-financed lease-purchase costs include annual lease costs based on the estimated project loan amount.

**Table 1
Summary Total Estimated Cost—2006–2056**

	Alternative 1 Capital Outlay	Alternative 2 New Lease	Alternative 3 Lease-Purchase
Total Estimated 50-Year Cost	\$15,075,000	\$44,193,801	\$33,962,692
Estimated Net Present Value (NPV)	\$13,930,194	\$19,359,472	\$21,758,595
NPV % of Total Cost	92%	44%	64%

Locating adequate lease space in the Town of Mammoth Lakes will be difficult. A real estate analysis of the area did not result in any adequate locations for a court building. Constructing a new building designed specifically for the court is a better alternative to meet its functional requirements.

Recommended Option

The recommended project is to replace the existing leased facility in Mammoth Lakes with a new courthouse that will include two courtrooms; court support space for court administration, court clerk, court security operations and holding; and building support space.

The space program for the proposed project has been reduced from the program generated in the 2003 master plan, which allowed space for three courtrooms in Mammoth Lakes. The proposed building will accommodate approximately 20,000 gross square feet and 19 staff.

For this project, the AOC has requested 25 parking spaces be dedicated to court use. For purposes of cost estimating, it is assumed that these spaces will be provided in a surface lot.

Locating an appropriate site in the Town of Mammoth Lakes is difficult. The town has limited privately owned land available and most of the land located outside of the town limits is owned by the U.S. Forest Service, which has control of over 60 percent of the land in Mono County. Market analysis in the region resulted in a list of eight potential sites ranging from 0.50 acres to 2.21 acres in size. Based on site programs and the 2003 master plan, the court should acquire a site of 1.5 acres to 2.0 acres.

The Southern Mono Hospital District is currently in negotiations with the U.S. Forest Service for a land purchase of 10.01 acres for a government center. The proposed Mammoth Lakes Government Center, which is currently in the planning and site acquisition phase, will include government agencies such as the Southern Mono Hospital District, the Town of Mammoth Lakes, and Mammoth County, and will be used for such functions as a hospital, police facility, city offices, county offices, and potentially a courthouse. This opportunity to collocate with justice partners and to take advantage of the efficiencies provided by a shared site is an ideal situation for the court.

The estimated project cost to construct the recommended project is \$15.075 million. This cost is based on a project of 20,000 gross square feet with 25 surface parking spaces.

Preliminary project schedules have been developed assuming that funding is included in the 2006–2007 budget act and the site acquisition process is successful. Per the current schedule, the process for Judicial Council approval for the site acquisition will begin in April 2006 through June 2006, land acquisition (including CEQA) will occur from July 2006 through July 2007, preliminary planning will occur concurrently from August 2006 through January 2008, construction documents will be generated from January 2008 through March 2009, and construction will begin in March 2009 with completion scheduled for September 2010.

Impact on the trial court and the AOC's support budgets for FY 2006–2007 will not be material. It is anticipated that this project will impact the trial court support budget in fiscal years beyond the current year as certain one-time and ongoing costs are incurred. These costs that are directly associated with the construction and commissioning of the new courthouse are included in the estimate of project cost that precedes this section. In the long term, a new facility will be more efficient to operate due to improved systems and use of space. This will result in lower operating costs if reviewed incrementally. As staff increases to support increased caseload, staffing costs will increase over current numbers.

Estimated savings in the amount of \$165,000 from the termination of the existing lease will be used to fund the cost of operating and maintaining the new facility.

II. Statement of Project Need

Introduction

The Mammoth Lakes region is the fastest growing area in Mono County. The existing leased courthouse is undersized, in poor condition, and in need of replacement. This section provides documentation of the need to replace this facility.

Lease Transfer Status

Under the Trial Court Facilities Act, negotiations for transfer of responsibility of all trial court facilities from the counties to the state began July 1, 2004. The County of Mono transferred responsibility for the South County Branch leased facility to the state on September 15, 2005. This facility is now the responsibility of the Judicial Council and is managed by the Administrative Office of the Courts (AOC).

Project Ranking

Since 1998, the AOC has been engaged in a process of planning for capital improvements to California's court facilities. The planning initiatives have gradually moved from a statewide overview to county-level master planning to project-specific planning efforts. In August 2003, the Judicial Council adopted a procedure for prioritizing major trial court capital outlay projects, entitled *Five-Year Trial Court Capital Outlay Plan–Prioritization Procedure and Forms* (2003 Procedure). The current Prioritized List of Trial Court Capital Projects is contained within the *Judicial Branch Five-Year Infrastructure Plan Fiscal Year 2007–2008*, adopted by the council on February 24, 2006 (<http://www.courtinfo.ca.gov/reference/fiveyear.htm>).

The proposed Mammoth Lakes Court project is currently ranked seventh on the latest approved list, making it a high priority for the AOC.

Current Court Operations

The County of Mono has two court locations: the historic courthouse in Bridgeport (North County Branch) and leased space in Mammoth Lakes (South County Branch). The Bridgeport courthouse, built in 1880, is listed on the National Register of Historic Structures. It has two courtrooms, is adjacent to the county jail, and houses other county functions such as the district attorney, family support, and the county board chamber.

The vast majority of case filings are generated in or near Mammoth Lakes, with relatively little service demand from Bridgeport and the northern part of the county. Findings in the 2003 master plan showed that 90 percent of the court's workload is attributable to the Mammoth Lakes area, for both civil and criminal cases. The distribution of jury trials is even more uneven, with Bridgeport having fewer than five per year. The Bridgeport courts are used almost exclusively for arraignments due to their proximity to the county jail.

Because Bridgeport is a county seat, it has historically been the location of a court facility. However, based on current and projected court demand and usage patterns, the master plan

recommended that the Bridgeport facility be used as a branch court with capacity to continue to hear arraignments and hold the occasional trial. The county's main court operations are to be located in a new facility in Mammoth Lakes.

Court operations are needed in both locations due to the geographical nature of the county. The two communities are approximately an hour's drive in distance from each other and this drive is made even more difficult with poor driving conditions during winter storms. The county lacks a population center between Bridgeport and Mammoth Lakes, so a central location would be inconvenient to most county residents and court users.

Demographic Analysis

Most county residents live in and around Mammoth Lakes in the southern part of the county. The demographic analysis presented in the 2003 Facility Master Plan (master plan) suggests that 65 percent of the county's population will live in the Mammoth Lakes court service area by 2022.

Major findings are as follows:

- The County of Mono grew by almost 32 percent, from 9,956 to 12,941 between 1990 and 2000. The county estimated that population would increase 112 percent to a population of 27,438 by 2022. Department of Finance estimates a slightly lower rate of growth.
- Mammoth Lakes is the only incorporated city in the County of Mono and it is growing rapidly. The north county area is expected to reverse its trend of decline to grow due to a spillover of population from growth in neighboring Nevada.
- In addition to development within the city limits, future growth in Mammoth Lakes will also occur in neighboring communities, such as June Lake, that are unincorporated and are located in relatively temperate climatic zones.
- Most of the county's development has occurred in the southern part, while the northern portion has lost population to developments across the border in the state of Nevada. Most of the county's communities are situated along U.S. Routes 395 and 6.
- The U.S. Forest Service owns 60 percent of the land in the county for natural preservation and forests.
- Population density in the county is a little over four persons per square mile as compared to 217 persons per square mile average for the state of California.
- There are nearly as many housing units in the county as there are inhabitants, but more than half of those are second homes for people residing in other areas.
- According to 2000 census figures, the population of Mammoth Lakes is 7,150, but the local area headcount can increase to nearly 40,000 during peak ski season. According to the court, a majority of the Superior Court of Mono County's case filings involve recreational visitors.

Census 2000 figures revealed that the population increase in the County of Mono has been far greater than had been estimated by 1990 census population projections. It had been estimated by the 1990 census projections that the county would grow by around 10 percent between 1990 and 2000. But the county grew by almost 32 percent, with Mammoth Lakes growing by nearly 45 percent in those 10 years. The county administrative officer attributes this growth to a recent increase of retirees settling in Mammoth Lakes and its vicinity. Also, many people from larger cities on the West Coast who had second homes in the Mammoth Lakes area have now retired and made them their permanent homes.

Large developments are planned for the county that can cause increased growth, including a large residential development in the June Lake area, north of Mammoth Lakes. Also under consideration is a plan to expand the existing airport near Mammoth Lakes, which is likely to encourage development in the unincorporated communities in that area. The development plans for Mammoth Mountain, which includes residential and commercial property and expansion of the ski area, will increase the seasonal population as well as the permanent population.

Annually 1.2 million skiers visit Mammoth Mountain; on President's Day weekend in 2001, 29,000 people bought ski passes. It is estimated that for every three skiers there is another person vacationing in the Mammoth Lakes area. Resident population is not the primary caseload driver in the County of Mono, as the majority of all case filings result from recreational visitors.

Based on the above factors, the county predicts that the resident population will grow 3 percent annually to approximately 16,400 in 2007 and 27,400 persons in 2022. The California State Department of Finance's projections result in a 2022 resident population of 17,510, which county officials believe is too low. The master plan consultant utilized the higher county projection recognizing that a majority of the court's case filings are attributed to seasonal tourists. Figure 1 illustrates graphically the projected growth in Mammoth Lakes. Table 2 compares the population projections for Mammoth Lakes and the unincorporated areas of the county.

Figure 1
County of Mono Urban Growth 2000, 2010, 2025



Table 2
County of Mono Population by Jurisdiction

Jurisdiction	2000	2005	2007	2010	2015	2020	2022	Absolute Change 2000-2022	Percent Change 2000-2022
Unincorporated	5,792	6,448	6,740	7,178	7,990	8,895	9,285	3,493	60%
Mammoth Lakes	7,149	8,835	9,669	10,919	13,495	16,678	18,153	11,004	154%
Total	12,941	15,283	16,409	18,097	21,485	25,573	27,438	14,497	112%

Source: Mono County

Judicial Projections and Staffing Plan

The master plans included a projection of judicial officers and court staff. The AOC Office of Court Research reviewed these projections and developed a methodology for adjusting the projections to be more realistic. The year 2007 Judicial Position Equivalents (JPEs) projections in the master plans are based on the actual JPEs plus the proposed 150 new JPEs in SB 56. In the new methodology, the master plan projections for 2012, 2017, and 2022 were adjusted by computing the rate of growth in JPEs projected for each of these five-year increments and applying them to the 2007 projections, which is the new starting point for the JPEs projections for planning purposes. The adjusted methodology maintains the different growth rates for each court used in the original master plan projections.

The JPE projection for Mono County did not significantly change from 2.7 JPEs.

Staffing Plans for Each Operational Unit

The court is organized into two operational units: court administration and court staff. Thirteen staff persons, including 2.1 JPEs, worked in the court in 2002. In a small court, each staff person performs many duties. The court executive officer is also the jury commissioner, the chief information technology officer, and the fiscal director. Court staff includes court clerks and court reporters that support the court's trials and proceedings.

To develop future staff needs, the master plan team conducted interviews with the court executive officer to create a 2022 staffing plan for the court. The staffing plan took into account projected number of JPEs, estimated 2022 caseload by division and location, improved technology, proposed programs, changes in policies and procedures, and an assessment of how the court operates. Budgetary constraints were also considered in the process.

The master plan staff projection was reviewed by the court in March 2006. A total of 24 staff is projected to work in the Superior Court of Mono County in the year 2022. As shown in Table 3, nineteen of these staff will work at the Mammoth Lake branch.

**Table 3
Staff Projection (includes JPEs)**

Location	2002	2022	% Change
Mammoth Lakes	11.1	19.4	75%

Existing Facility

The court currently occupies 7,327 rentable square feet on the third floor of the Sierra Center shopping center on Old Mammoth Road in the Town of Mammoth Lakes. An additional 886.5 square feet of space is also provided and used for storage for a total of 8,213.5 rentable square feet. The lease also includes 11 reserved parking spaces in a below-ground parking structure. Court staff and visitors also have unlimited access to unreserved parking spaces in an adjacent surface lot. The total parking available in this lot is unknown but it is shared with other tenants in the center. The recommended project outlined in the following section of this report states a need for 20,000 gross square feet and 25 parking spaces.

The current leased space, when constructed, was not intended for use as a courthouse, consequently the facility has more problems than the usual aging court. It is overcrowded, does not support efficient case processing, and has numerous functional, physical, life safety, and security problems. Specific functional and physical problems with the Mammoth Lakes court facility include the following:

- No separate circulation to the courtroom for the movement of in-custody individuals, court staff, and the public. This places the public, witnesses, jurors, and the staff at risk.
- The facility is unsecured because it is located in a shopping mall.
- One of the courtrooms is significantly undersized and is located separate from the remainder of the court space. The only access to this courtroom is through the main public corridor; staff members and persons in-custody do not have separate access.
- Holding cells are inadequate for the volume of in-custody cases heard at the site and are located individually in each courtroom. This increases security costs and can put the court staff at additional risk.

- The clerical area is undersized for current staffing.
- Archive records are located in a different section of the shopping center.
- There are no interview rooms or waiting rooms in the facility.
- Jury deliberation occurs in the jury assembly room, which also functions as the judicial library. Separate toilet facilities are provided for the jurors.
- Most of the building does not meet current accessibility requirements. The courtrooms are not ADA compliant; they lack ramps for the jury box, witness stand, and judge's desk.
- The court facility does not have a sallyport or secure circulation to transport in-custody defendants to the courtroom. In-custody defendants are brought into the courthouse from the public parking area through a service door.

Expansion at the existing site to provide adequate space is not a feasible option; there is no available space contiguous to the existing court space nor is there other available space elsewhere in the building. Lease rates for new tenants are twice as expensive as the lease rate currently paid by the court.

Figures 2 and 3 are photographs of the existing court facility. Figure 4 is a block diagram illustrating the partial floor plan of the space leased for the court.

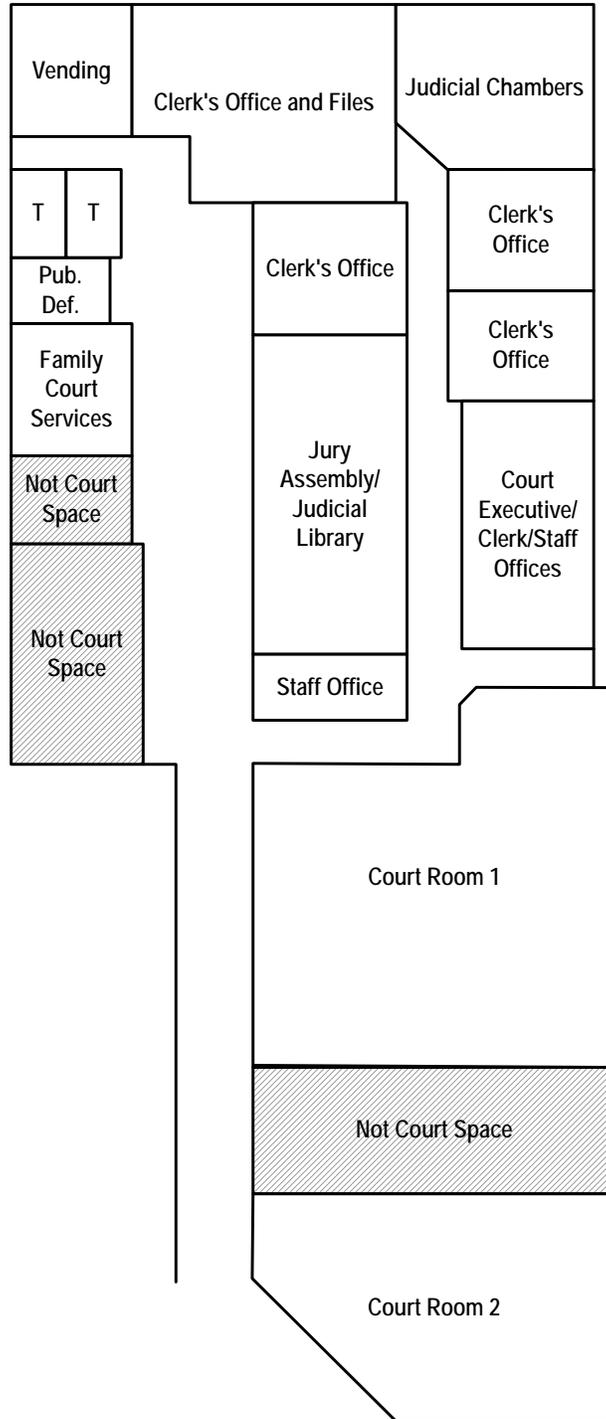
Figure 2
Exterior—Main Entrance to Court through Mall Entrance



Figure 3
Interior—Courtroom, Spectator Seating



Figure 4
Existing Block Plan



III. Options Analysis

Introduction

The purpose of this section is to compare the long-term costs of constructing a new building versus leasing space in Mammoth Lakes for the superior court.

Existing Facility

The court currently occupies space on the third floor of a shopping center in the Town of Mammoth Lakes. The court has 2 courtrooms and 11 staff. The existing building was not designed for use as a court facility and was rated by the task force as functionally deficient with numerous and significant problems. The current leased space, when constructed, was not intended for use as a courthouse, consequently, the facility has more problems than the usual aging court. It is overcrowded, does not support efficient case processing, and has numerous functional, physical, life safety, and security problems. Expanding the court onsite is not a viable option.

Alternatives for Meeting Space Needs

The primary objective of this analysis is to compare alternatives to meet the future needs of the court. Three alternatives were evaluated based on their ability to meet the programmatic requirements and their economic value. The first option is to construct a state-owned facility; the second option is to provide the space needed by means of a lease; and the third option is to contract for a developer-financed lease-to-purchase facility.

For purposes of this analysis, the time frame 2006 to 2056 was evaluated for results that may indicate cost savings to the state in the long-term. The long-term analysis attempts to compare the final costs to what would be considered the life expectancy of a new building.

The alternatives presented typically do not have their costs uniformly distributed. The construction of a new facility will incur higher up-front costs than will the leasing option. With construction, the state will need to pay up-front for site acquisition, architectural and engineering services, and construction. Leasing up front costs will be substantially lower; however, the overall lease costs may be substantially higher than the overall construction costs and at the end of the term provide the state with no capital return. The third option, to provide space through a developer finance lease-to-purchase project will also have lower initial costs. Experience shows that a developer can construct a building quicker than the public sector. The shorter construction schedule will reduce cost escalation. A developer can also generally deliver the project at a lower overall cost due to tighter controls on the design consultants. In the long term, financing costs on a developer project will result in higher overall costs.

These are the three alternatives studied:

Lease an alternative facility. This alternative analyzes the feasibility providing projected space needs in a single, new, leased location. The new location would be in the Mammoth Lakes area.

Construct a new facility through the state's traditional capital outlay delivery method. This alternative analyzes the feasibility of constructing a new courthouse with the state managing and funding the project. The state would acquire a suitable site and complete all project phases through the traditional design-bid-build competitive bid process. Phases would include land acquisition, preliminary plans, construction documents, and construction.

Arrange a developer-financed lease-purchase of a new facility. A lease-purchase made through a developer would allow the state to own the facility outright after a predetermined number of years (this study assumes 30 years). The state would select the potential site, and the developer would then purchase it and build a new facility according to AOC specifications. The project would be financed at a private-sector rate, which could be considerably higher than the interest rate available through a tax-exempt financing mechanism available if the state finances the building.

Analysis of Alternatives

This section reviews the costs, advantages, and disadvantages of the alternatives. It is difficult to predict the economic environment in 50 years so the following assumptions were made:

- It is understood that the actual results could change, depending on the economic environment, the court's actual conditions, and when the actual solution is implemented. The estimates were done by applying current cost rates and using the best estimated projected cost rates.
- For calculating the lease analysis, a consistent consumer price index (CPI) was used for the entire time period. No market adjustments were included in the calculations except those already included in the existing lease contract. The CPI was kept consistent because of the difficulty of trying to predict the rentable rate through this long period of time. The market adjustments were designed to correct the lease rate and the CPI, depending on the economic climate of the area.
- For the purpose of calculating the cost analysis projections, a uniform inflation rate was used throughout the entire 50-year time study.
- The economic analysis is based on a conceptual cost estimate and on a hypothetical building; it does not represent a specific construction type, the use of specific building materials, or a predetermined design. The analysis is based on a series of set performance criteria required for buildings of similar type and specifications.
- The leased financial projection was done using the best information available to the Real Estate and Asset Management team when the research was completed in March 2006.
- The estimates do not include costs such as utilities and facilities maintenance. Each option will have similar operating and maintenance expenses.

The costs, advantages, and disadvantages of each option are described in the following section.

Alternative 1: Construct a New Facility Through the State's Traditional Capital Outlay Delivery Method

This alternative constructs a new facility for the court in Mammoth Lakes. Under this alternative, the state would build a new facility financed by a capital outlay project paid for 100 percent by state funding. The project cost estimate was completed to meet the court's projected space needs of 20,000 GSF.

The final cost by the end of the time period 2006–2056 is \$15.07 million. The total project cost includes site acquisition, architectural and engineering services, and the construction of 20,000 GSF.

This alternative requires front end funding. In the long term, however, it turns out to be the least expensive of the three alternatives analyzed. One of the main reasons is that for this project the AOC anticipates pay-as-you-go funding rather than a revenue bond. The other benefit for the state is that by building a facility it will own the asset. When those assets are considered in the overall cost to the state by the end of the 2056 period, the final cost is reduced significantly.

Advantages:

- Overall cost is lower than costs for all the other alternatives.
- Long term, the state saves money and will own the real property asset.
- Design process can ensure improved operational functionality for the court, including security requirements.
- Architecturally, it provides the highest control over the building design process and construction, resulting in a higher quality workspace.
- The building design expresses the level of the court's importance to the community.

Disadvantages:

- Initially, the cost to the state is higher.
- The length of time needed to construct a new building is longer than would be needed to lease space.

Alternative 2: Lease an Alternative Facility

This option provides the projected space at a new-leased location. This alternative provides the projected required rentable area of 15,386 RSF. The cost for tenant improvements is estimated at \$60 per square foot.

The total cost to build-out tenant improvements and lease new space for the years 2006–2056 is estimated to be \$44.19 million. The lease cost was estimated by using \$2.00² per square foot and a 3 percent CPI³ annual increase. This option turns out to be the most expensive alternative. Leasing at the current market value per square foot is considerably higher than the current lease rate.

Advantages:

- The court has flexibility to contract or expand as needed, assuming adjacent space is available.
- Initial cost to the state is lower than if it were to build a new facility.
- The space needed can be available in less time when compared to alternative one.

Disadvantages:

- In the long term this alternative has a higher cost to the state than a state-owned facility.
- The court runs the risk of having to move out of the space at the end of the lease contract.
- The long-term cost is unpredictable due to the renegotiation of the lease contract and the market-driven cost.
- When compared to a state-owned building, security is compromised.
- Available leased facilities may lack a suitable court image that does not express the level of the court's importance in the community.
- Available space in the community is very limited; it may difficult to lease appropriate space.
- The court does not control the other tenants, who might not be compatible with the court.

Alternative 3: Arrange a Developer-Financed Lease-Purchase of a New Facility

This alternative provides a new facility through a developer-financed lease-purchase agreement. The new construction will accommodate the court's projected space needs of 20,000 GSF.

This alternative provides the state an opportunity to build a new facility with a lower annual payment when compared to the short-term costs of the capital outlay option. The long-term cost is distributed over 30 years, during which time the state will make monthly payments. At the end of the 2006–2056 time period the final estimated cost is \$33.96 million. Under this alternative,

² Average 2006 per square foot lease rate for the Town of Mammoth Lakes.

³ Per U.S. Department of Labor, Bureau of Labor Statistics, year 2005 western region CPI rate of change was 3.1 percent. Average rate of change from 1996–2005 was 2.6 percent.

the state would make a monthly-amortized payment of \$94,341 or \$1.13 million per year for 30 years beginning in 2006 and ending in 2036. The interest rate used for the purpose of this estimate was 7 percent.

This alternative provides the same benefits as the capital outlay alternative. The major difference is that the higher final costs have been distributed throughout a longer period. It might be possible to complete the new building in a shorter period in this alternative. The state would have an initial lower cost because the project costs and interest rates are distributed over 30 years rather than 3 years, as in Alternative 1.

Advantages:

- The cost to the state is distributed over the designated time frame (30 years).
- Design process can ensure improved operational functionality for the court, including security requirements
- The building design expresses the level of the court's importance to the community.
- The cost is lower than for the new lease alternative.

Disadvantages:

- The overall cost is higher than Alternative 1.
- The length of time needed to construct may be longer than is needed to lease space.
- There is less control over the detail and quality of construction than Alternative 1 due to involvement of a developer.

Analysis Summary

The 50-year analysis attempts to provide a cost comparison at the end of the life expectancy of the new building. By the end of the 50-year period analyzed, the new lease option proves to be the most costly at \$44.19 million. The second-highest cost alternative is to build a new facility through a developer lease-to-purchase option, with a final cost of approximately \$33.96 million. Building a new facility appears to be the least costly in the long term; the capital outlay alternative has the lowest estimated cost, \$15.07 million. A graph comparing the compound cost summary can be found in Figure 5.

Figure 5
Compound Cost Summary—2006–2056



Looking at the final costs, it is clear that the most cost-effective alternative is to construct a new facility through a capital outlay project funded with state funds. This alternative has the lowest estimated cost. The capital outlay project provides the state the capital assets from the site purchased, improves security, meets the court’s space needs, and will express the level of the court’s importance to the community. This alternative has higher short-term cost to the state, which would have to pay the entire project cost within three to four years. By comparison, the total costs of the other alternatives are distributed throughout a longer period, making them more attractive in the short term even though they are more expensive in the long term.

A summary of estimated costs and NPV totals is provided in Table 4.

Table 4
Summary Total Estimated Cost—2006–2056

	Alternative 1 Capital Outlay	Alternative 2 New Lease	Alternative 3 Lease-Purchase
Total Estimated 50-Year Cost	\$15,075,000	\$44,193,801	\$33,962,692
Estimated Net Present Value (NPV)	\$13,930,194	\$19,359,472	\$21,758,595
NPV % of Total Cost	92%	44%	64%

See Appendix B for additional financial information.

IV. Recommended Project

Introduction

The recommended solution to meet the court’s facilities needs in the Mammoth Lakes area is to construct a new courthouse. The following section outlines the components of the recommended project, including project description, project space program, courthouse organization, parking requirements, site selection and issues, design issues, estimated project cost and schedule, and estimated impact on the court’s support budget.

Project Description

The proposed project includes the design and construction of a new Mammoth Lakes court for the Superior Court of California, County of Mono. The project replaces the existing leased facility and will include two courtrooms; court support space for court administration, court clerk, court security operations and holding; and building support space. Site support will include surface parking for court staff and visitors and a secure sallyport for in-custody transport.

The space program for the proposed project has been reduced from the program generated in the master plan, which allowed space for three courtrooms in Mammoth Lakes. The proposed building will accommodate approximately 20,000 gross square feet.

Space Program

Space needs are based on the program provided in the master plan and recently confirmed by the court. Space has been reduced to approximately 20,000 gross square feet from 28,638 gross square feet due to the deduction of one courtroom and associated support space. The revised space program is based on the proposed *California Trial Court Facilities Standards*. The space program summary is provided in Table 5.

Table 5
Space Program Summary for Mammoth Lakes Court

Division or Functional Area	Program Need		
	Courtrooms	Staff	DGSF
Mammoth Lakes			
Court Admin		4	1,080
Court Staff		12	1,888
Court Sets / Judiciary	2	2	6,232
Court and Building Operations		1	6,103
Subtotal	2	19	15,302
Building Grossing Factor			1.30
TOTAL Building Gross Area			19,893

DGSF = Departmental Gross Square Feet

Detailed program data is provided in Table 6.

Table 6
Space Program for Mammoth Lakes Court

Functional Area	Unit Area	Program Need				Grossing Factor
		Staff	Support	NSF	DGSF	
Mammoth Lakes Court Staff						
Court Sets / Judiciary						
<i>Courtroom Multi-purpose (jury)</i>	1,600		2	3,200		
<i>Courtroom Technology/Equipment Room</i>	80		1	80		
<i>Exhibit Storage</i>	20		2	40		
Subtotal Courtrooms	1,600	0	2	3,320	3,652	1.10
<i>Jury Suite (toilet, kitchenette, and closet)</i>	400		1	400		
<i>Attorney/Client/Witness Rooms</i>	100		4	400		
<i>Shared Courtroom Holding</i>	60		2	120		
<i>Courtroom Waiting</i>	120		2	240		
Total Court Sets	2,280	0	2	1,160	1,392	1.20
Judiciary						
Judicial Chambers (includes toilet and closet)	400	2	2	800		
Assigned Judge Chambers	200		0	0		
Conference Room/Legal Collection	150		1	150		
Total Judiciary	750	2		950	1,188	1.25
Total Court Sets and Judiciary		2		5,430		
Department Gross Square Feet					6,232	

Court Admin						
Court Executive Officer	200	1		200		
Assistant Court Executive Officer	150	1		150		
Deputy Jury Commissioner	120	1		120		
Family Law Services Coordinator	100	1		100		
<i>Multi-Purpose Conference Room</i>	240		1	240		
<i>Equipment Room/Alcove</i>	80		1	80		
<i>Coat Closet</i>	10		1	10		
Total Court Admin		4		900		1.20
Department Gross Square Feet					1,080	

Court Staff						
Courtroom Clerks	64	4		256		
Deputy Clerks	64	6		384		
Family Law Facilitator	100	1		100		
Court Accountant	100	1		100		
<i>Service Counter Area</i>	300		1	300		
<i>Active Records</i>	200		1	200		
<i>Equipment Room/Alcove</i>	80		2	160		
<i>Coat Closet</i>	10		1	10		
Total Court Staff		12		1,510		1.25
Department Gross Square Feet					1,888	

Spaces shown in italics are not assigned to specific staff as workspace.
Service Counter: 150 NSF for each station, 2 stations, queuing for 5 persons at each station.

(Table 6 continues)

Table 6, Continued
Space Program for Mammoth Lakes Court

Functional Area	Unit Area	Program Need				Grossing Factor
		Staff	Support	NSF	DGSF	
Court and Building Operations						
Public Area						
<i>Public Lobby</i>	400		1	400		
<i>(includes Information Kiosk/Center)</i>						
<i>Children's Waiting Area</i>	200		1	200		
<i>Public Restrooms (M & F)</i>	440		2	880		
<i>Public Phones</i>	9		2	18		
Total Public Area		0		1,498	1,798	1.20
Court Security Operations						
<i>Command Center (1)</i>	150		1	150		
<i>Security Screening (one entrance)</i>	150		1	150		
<i>First Aid Office</i>	80		1	80		
Total Court Security Operations		0	0	380	456	1.20
Self Help Service Center						
Resource Staff	80		1	80		
<i>User work space with Tables</i>	200		1	200		
<i>Computer Terminals</i>	25		2	50		
<i>Video Conference Room</i>	200		1	200		
Total Pro Per Service Center		0		530	663	1.25
Court Support						
<i>Mail/Copy Facilities</i>	160		1	160		
<i>Storage</i>	400		1	400		
<i>Staff Kitchenette (1 per 70 staff)</i>	150		1	150		
<i>Staff Toilets (1 per 16 staff)</i>	60		2	120		
<i>Staff Shower/Restroom (1M/1F)</i>	60		2	120		
Total Court Support	830	0	7	950	1,140	1.20

1. Command Center includes 2 workstations and a conference/work table.
Spaces shown in italics are not assigned to specific staff as workspace.

(Table 6 Continues)

Table 6, Continued
Space Program for Mammoth Lakes Court

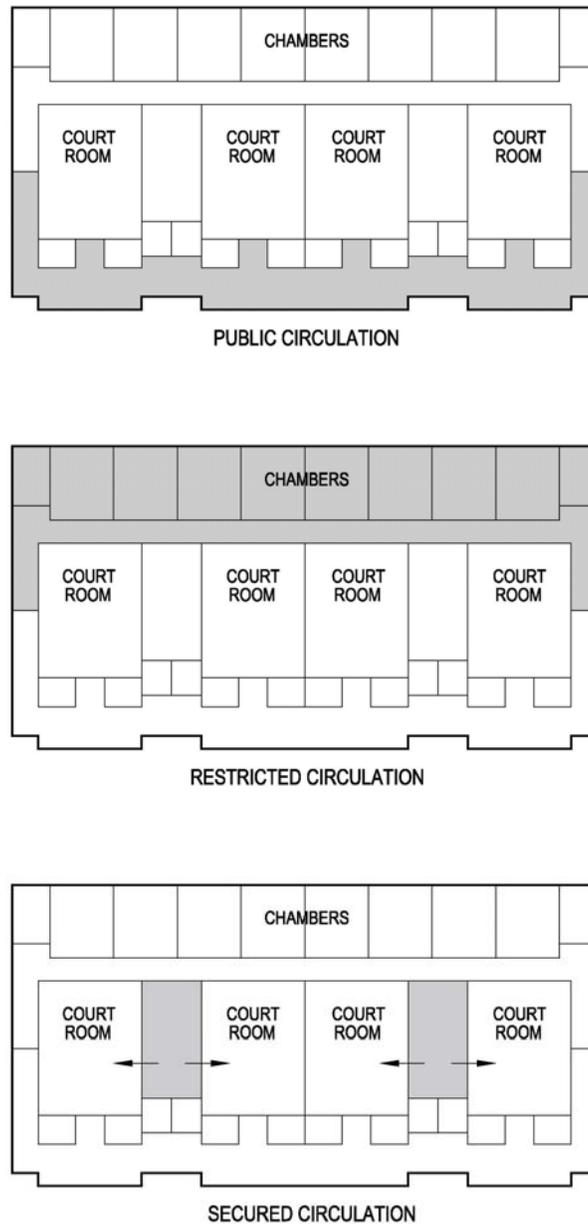
Functional Area	Unit Area	Program Need				Grossing Factor
		Staff	Support	NSF	DGSF	
Court and Building Operations						
In-Custody Holding						
<i>Vehicular Sallyport (2)</i>	750		1	375		
<i>Pedestrian Sallyport</i>	50		1	50		
<i>Control Room</i>	100		1	100		
<i>Central Holding</i>						
<i>Group Holding - Male</i>	150		1	150		
<i>Individual Holding - Male</i>	40		1	40		
<i>Individual Holding - Female</i>	40		1	40		
<i>Individual Juvenile Holding - Male</i>	40		1	40		
<i>Individual Juvenile Holding - Female</i>	40		1	40		
<i>Attorney/Detainee Interview Rooms</i>	60		1	60		
<i>Booking Station</i>	60		1	60		
<i>Storage Room</i>	40		1	40		
Total In-Custody Holding	1,370	0		620	837	1.35
Inactive Records Storage						
<i>Microfilm Storage</i>	100		0	0		
<i>Inactive Records</i>	350		0	0		
Total Records Storage		0		0	0	1.25
Support for Building Operations						
<i>Janitors' Closet</i>	30		1	30		
<i>Loading/Receiving Area</i>	250		1	250		
<i>Computer Room</i>	200		1	200		
<i>Trash Room</i>	60		1	60		
<i>Housekeeping Area</i>	100		1	100		
Superintendent Office	100	1	1	100		
<i>Maintenance Equipment Storage</i>	120		1	120		
<i>Workshop</i>	120		1	120		
<i>Outdoor Equipment Room</i>	120		1	120		
Total Building Operations		1		1,100	1,210	1.10
Total Court and Building Operations		1		5,078		
Department Square Feet					6,103	

1. Command Center includes 2 workstations and a conference/work table.
2. This space is considered an exterior space.
Spaces shown in italics are not assigned to specific staff as workspace.

Courthouse Organization

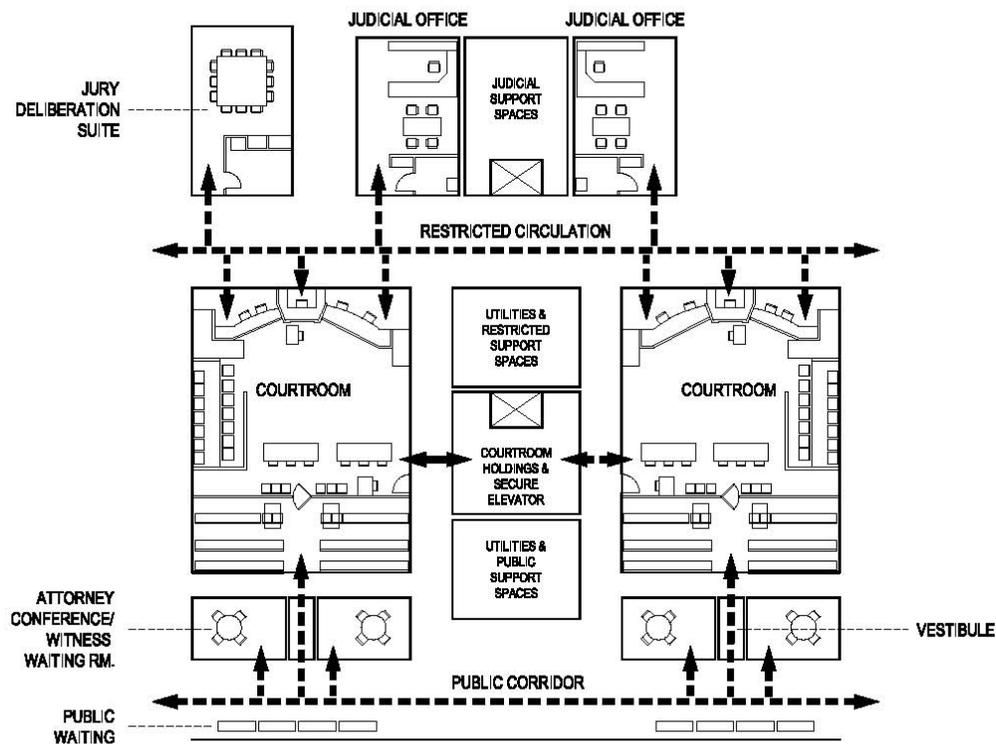
Per the proposed *California Trial Court Facilities Standards*, courthouses that hear criminal cases require three separate and distinct zones of public, restricted, and secured circulation. The three zones of circulation shall only intersect in controlled areas, including courtrooms, sallyports, and central detention. Figure 6 illustrates the three circulation zones.

Figure 6
Three Circulation Zones



The court set includes courtrooms, judicial chambers, chamber support space, jury deliberation room, witness waiting, attorney conference rooms, evidence storage, and equipment storage. A restricted corridor connects the chamber suites with staff offices and the secure parking area. Adjacent to the courtrooms is the secure courtroom holding area, accessed via secured circulation. Figure 7 illustrates how a typical court floor should be organized.

Figure 7
Court Floor Organization



Parking Requirements

Twenty-five parking spaces are requested for court use. For purposes of cost estimating, it is assumed that these spaces will be provided in a surface lot. If the recommended site is selected, the 25 parking spaces would be a portion of a larger shared parking area constructed to support multiple occupants. The number of actual parking spaces used by the court will be dependent on studies of the entire site and exploration of the ability to share parking with other site tenants.

Ideally the court will participate in the use of the structured parking that is planned to support the recommended site. The Town of Mammoth Lakes receives significant snowfall from October

through April and snow removal and space for snow storage is expensive⁴. A parking solution for the court will be finalized when the master site plan for the entire parcel has been completed.

Site Selection

The Town of Mammoth Lakes has limited privately owned land available and most of the land located outside of the town limits is owned by the U.S. Forest Service, which has control of over 60 percent of the land in Mono County. The master plan recommended a land sale among public agencies as a more viable option than acquiring a privately held site. Analysis of site availability and of the real estate market follows, with discussion of potential sites and a recommendation of a specific site.

Site Availability and Real Estate Market Analysis

The 2003 master plan determined how much land would be required to support a proposed courthouse. A minimum site area of 2 acres was identified based on a solution that included a three-story, 28,600-square-foot building, 86 surface parking spaces, landscaping, and site setbacks. The *Mammoth Lakes Government Center Site Plan* was created for the U.S. Forest Service/hospital district site in April 2005 and includes a detailed site program and land use summary for the court. Areas set aside for the courthouse is based on the space allowances shown in Table 7.

**Table 7
 Site Program**

Site Function	Square Footage Provided	Comments
Building and Grounds	21,479	Building footprint, adjacent grounds
Parking and Drives	11,931	Required parking spaces, driveways
Site Requirements and Amenities	24,113	Public plaza, commons, pedestrian circulation, common entry drives, road extension
Easements and Setbacks	8,125	Easements, setbacks, existing slopes, existing trees, encroachments
Total Requirement	65,647	1.51 acres

Locating an appropriate site in the Town of Mammoth Lakes is difficult. Market analysis in the region resulted in a list of eight potential sites ranging from 0.50 acres to 2.21 acres in size. Based on the site program presented in Table 7 and the master plan, the court should acquire a site of 1.5 to 2.0 acres. Six of the currently available sites, located within the Sierra Business

⁴ Since 1968, the Town of Mammoth Lakes has received an average of approximately 258 inches of snowfall each winter; with a peak snowfall of 425 inches in 2004. Between November 2004 and April 2005, the Town of Mammoth Lakes Public Works Department reported a need to plow town streets on 73 days.

Park, are vacant land; two of the sites have an existing structure that would require demolition. The vacant sites are located outside the city limits near the airport; the sites with existing buildings (501 Center and Forest Service) are located within town limits near the existing courthouse. Figure 8 is a map of the area with the site locations identified.

Figure 8
Available Site Map



Table 8 includes a comparison of each site.

Table 8
Site Comparison

Site	Acreage	Total Price	Price per Acre	Meet Size Req'm't?
Sites Within the Town of Mammoth Lakes				
501 Center	1.10	\$7,000,000	\$6,363,636	No
Forest Service/Hospital District	2.00	\$1,353,000	\$676,500	Yes
Sites Located Outside the Town of Mammoth Lakes				
Sierra Business Park #31	0.50	\$370,000	\$740,000	No
Sierra Business Park #5	0.50	\$385,000	\$770,000	No
Sierra Business Park #9	unknown	\$430,000	unknown	No
Sierra Business Park #17	unknown	\$495,000	unknown	No
Sierra Business Park	0.50	\$515,200	\$1,030,400	No
Sierra Business Park #23,24	2.21	\$1,750,000	\$791,855	Yes

Note: Assume Sierra Business Park sites 9 and 17 are approximately 0.50 acres due to similarity in cost to other lots of that size. Source: Coldwell Banker Commercial and LoopNet.

Based on the comparison table, two sites meet the size requirements for the proposed courthouse. Other important selection factors include site location and site cost. The following is a discussion of each of the appropriately sized sites.

The Forest Service site is located approximately one-half mile from the existing court facility. This site is on Main Street (Highway 203) in the Town of Mammoth Lakes. A total of 10.01 acres is available, with 2.0 acres being offered for development of the courthouse. This is a gateway location into the town; all vehicles driving in and out of town will pass this site. The site is located across the street from the new Forest Service visitor center, which receives considerable visitor traffic. The site is adjacent to a public transportation hub, which has a bus stop and large parking lot. The site is also within walking distance to most other sections of the town, facilitating pedestrian access.

The Sierra Business Park lots 23 and 24 are located outside of town limits, approximately seven miles south of the existing courthouse. There is no public transportation available to the site and its remote location will eliminate pedestrian access from the town center. This site is in a light industrial park across Highway 395 from the airport and adjacent to an existing concrete batch plant. The airport is a fairly small operation now but planning is underway to increase its size and capacity, including extending the runway to accommodate large commercial jets. The expansion of the airport may cause considerable noise issues. This location does not convey the level of importance a court facility should provide to the community, it is not conveniently located near other justice partners, law offices, and public amenities.

Based on cost, location, and schedule, the recommended site for the new court is the Forest Service site. The Southern Mono Hospital District has been leading negotiations to acquire this site for a proposed Mammoth Lakes Government Center. Detailed discussion of this site is provided in the following section.

Recommended Site

The court has been presented with the opportunity to be part of the proposed Mammoth Lakes Government Center, which is currently in the planning and site acquisition phase. This center will include government agencies such as the Southern Mono Hospital District, the Town of Mammoth Lakes, and Mammoth County and will be used for such functions as a hospital, police facility, city offices, county offices, and potentially a courthouse. This opportunity to collocate with justice partners and to take advantage of the efficiencies provided by a shared site is an ideal situation for the court.

The initial estimates indicate that the land costs will be significantly lower than current market value. Funding for site acquisition is required as soon as possible if the court is to remain a participant in the government center. The hospital district is scheduled to take ownership of the property in June 2006. A letter from the Town Manager of Mammoth Lakes regarding the status of the land sale is provided in Appendix C of this report.

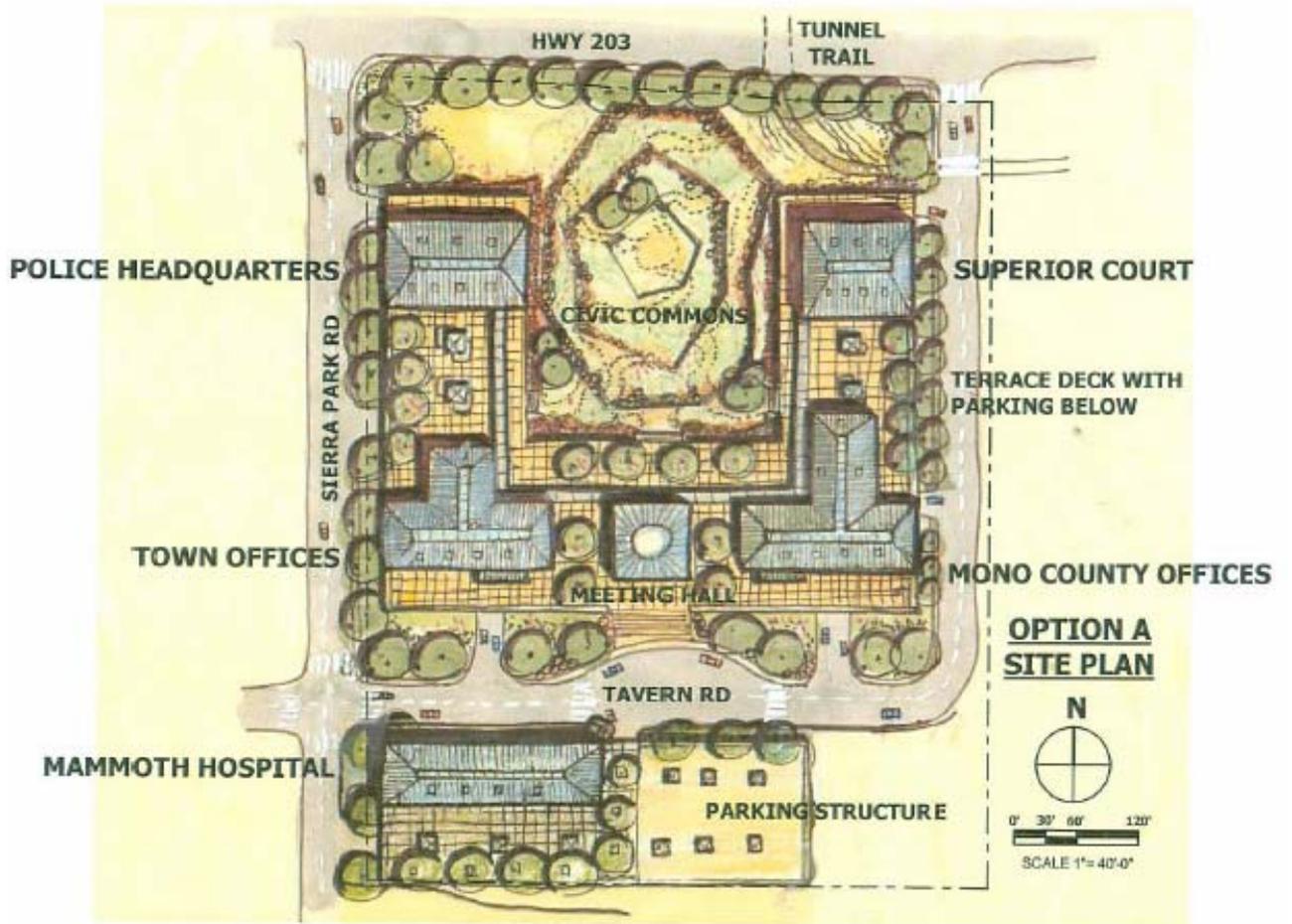
The 10.01-acre site is located at the intersection of Sierra Park Road and Main Street (State Highway 203). Approximately 7.5 acres of the site is buildable. A plan for the site, the *Mammoth Lakes Government Center Site Plan* was created by a collaboration of the Town of Mammoth Lakes, Mono County, Mammoth Hospital, Superior Court of Mono County, Mammoth Lakes Fire Protection District, Mammoth Lakes Police Department, and the U.S. Forest Service.

Per the master site plan, the design goals identified for the site include:

- Create civic identity and a gateway to the community;
- Provide accessibility to the public;
- Work with a campus concept and create open space;
- Design with alpine architecture and an eastern Sierra aesthetic;
- Create a warm and welcoming spirit;
- Create a great workplace environment;
- Provide for safety and security;
- Maximize joint use opportunities;
- Demonstrate sustainability and environmental stewardship;
- Maximize energy conservation;
- Utilize natural light and ventilation;
- Design for snow management, provide cover at parking areas;
- Create planning principles and context;
- Provide for future growth and phasing; and
- Incorporate public art.

The group created four development options for the site and a land use program was developed for one of the options. None of the options relied entirely on surface parking; each option included a configuration of structured parking as a means to preserving open space. A specific site development option has not been selected at this time. Option A from the Government Center Site Plan is provided for information only. Figures 9 and 10 are illustrations from the site planning effort.

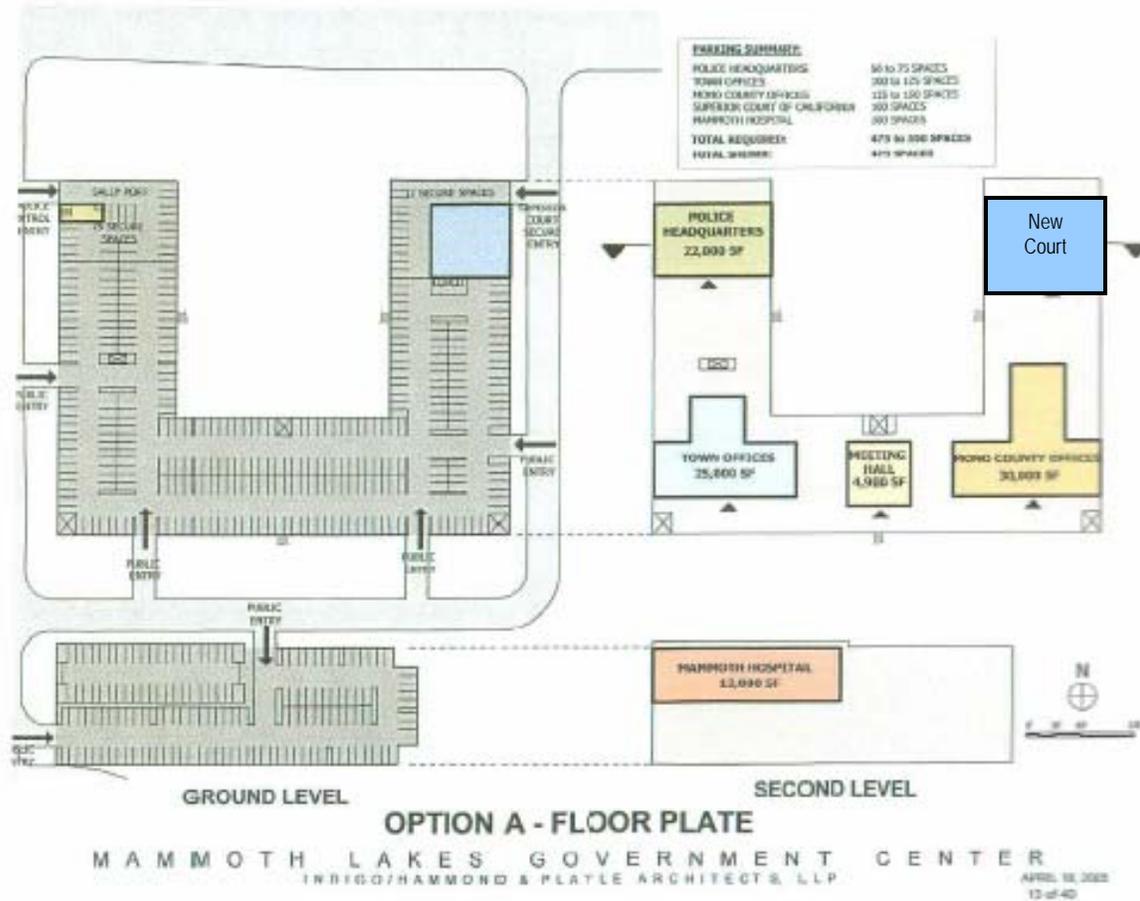
Figure 9
Option A Site Plan Diagram



MAMMOTH LAKES GOVERNMENT CENTER
INDIGO/HAMMOND & PLAYLE ARCHITECTS, LLP

APRIL 18, 2005

Figure 10
Option A Floor Plate Diagram



Time Constraints With Current Land Option

The Southern Mono Hospital District is currently in negotiations with the U.S. Forest Service for a land sale of 10.01 acres. The initial estimates indicate that the land costs will be significantly lower than current market value. The hospital district is scheduled to take ownership of the property in June 2006. Once the site acquisition has been completed, the Hospital District and other participating agencies will begin detailed project planning. Funding for site acquisition is required as soon as possible if the court is to remain a participant in the government center.

Design Criteria

Per the *California Trial Court Facilities Standards*, California court facilities shall be designed to provide long-term value by balancing initial construction costs with projected life cycle operational costs. To maximize value and limit ownership costs, the standards require architects,

engineers, and designers to develop building components and assemblies that function effectively for the target lifetime. These criteria provide the basis for planning and design solutions. For exact criteria, please refer to the *California Trial Court Facilities Standards*, which is scheduled for consideration by the Judicial Council on April 21, 2006.

Sustainable Design Criteria

Per the *California Trial Court Facilities Standards*, architects and engineers shall focus on proven design approaches and building elements that improve court facilities for building occupants and result in cost-effective, sustainable buildings. All courthouse projects shall be designed for sustainability and, at a minimum, to the standards of a LEED™ 2.1 “Certified” rating. Depending upon the project’s program needs and construction cost budget, projects may be required to meet a higher standard. At the outset of the project, the AOC will determine whether the project will participate in the formal LEED certification process of the United States Green Building Council.

For additional criteria, performance goals, and information on energy savings programs please refer to the *California Trial Court Facilities Standards*.

Estimated Project Cost

The estimated project cost to construct the recommended project is \$15.075 million. This is based on a project of 20,000 gross square feet with 25 surface parking spaces.

Construction costs are estimated to be \$10.67 million and include site grading, site drainage, lighting, landscaping, drives, loading areas, vehicle sallyport, and parking spaces. Construction costs include allowances for furniture, fixtures, and equipment (FF&E) and data, communications, and security. Construction costs are escalated to the start and midpoints of construction and carry a 5 percent contingency.

Project costs are added to the construction costs and include fees for architectural and engineering design services, inspection, special consultants, geotechnical and land survey consultants, materials testing, project management, CEQA due diligence, property appraisals, legal services, utility connections, and plan check fees for the state fire marshal and access compliance.

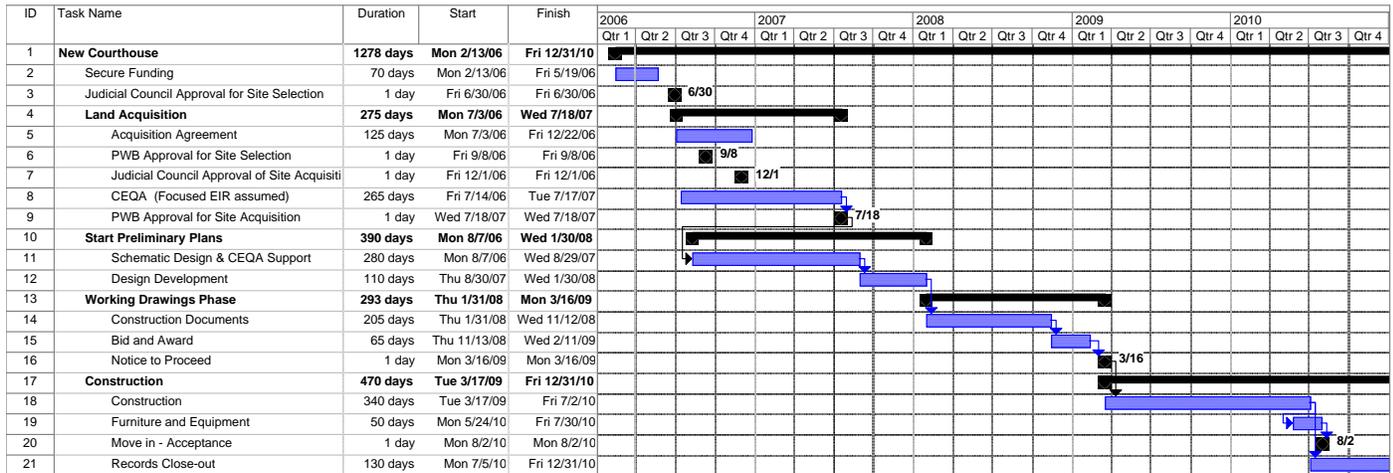
The detailed cost estimate is provided in Appendix B.

Project Schedule

Preliminary project schedules have been developed assuming that funding is included in the 2006–2007 budget act and the site acquisition process is successful. Per the current schedule, the process for Judicial Council approval for the site acquisition will begin in April 2006 through June 2006, land acquisition (including CEQA) will occur from July 2006 through July 2007, preliminary planning will occur concurrently from August 2006 through January 2008, construction documents will be generated from January 2008 through March 2009, and

construction will begin in March 2009 with completion scheduled for September 2010. The project schedule is provided in Figure 11.

**Figure 11
 Project Schedule**



Impact on Court’s 2006–2007 Support Budget

Impact on the trial court and the AOC’s support budgets for FY 2006–2007 will not be material. It is anticipated that this project will impact the trial court support budget in fiscal years beyond the current year as certain one-time costs and ongoing costs are incurred. These costs that are directly associated with the construction and commissioning of the new courthouse are included in the estimate of project cost that precedes this section. In the long term, a new facility will be more efficient to operate due to improved systems and use of space. This will result in lower operating costs if reviewed incrementally. As staff increases to support increased caseload, staffing costs will increase over current numbers.

Estimated savings in the amount of \$165,000 from the termination of the existing lease will be used to fund the cost of operating and maintaining the new facility.

Executive Summary of the 2003 Master Plan

Introduction

The Lockyer-Isenberg Trial Court Funding Act of 1997 shifted responsibility for funding trial court operations from the counties to the state and established the Task Force on Court Facilities (Task Force) to identify facility needs and possible funding alternatives. It was the overarching recommendation of the Task Force that responsibility for trial court facilities funding and operation be shifted from the counties to the state. The Task Force developed a set of findings and recommendations after surveying the superior court facilities to identify the functional and physical problems of each facility.

In June 2001, the AOC began a capital planning process to develop a facility master plan for each of the 58 trial courts in California. Each master plan was guided by a steering committee or project team composed of members of the local court, county administration, county justice partners, and the AOC. The master plans confirmed the Task Force findings related to physical and functional conditions, refined the caseload projections for each court, considered how best to provide court services to the public, developed judicial and staffing projections, and examined development options for how best to meet goals related to court service, operational efficiency, local public policy, and cost effectiveness.

The Facilities Master Plan prepared for the Superior Court of California County of Mono, dated May 6, 2003, built upon the Task Force findings. The goal of the master plan was to develop a practical, cost-effective, 20-year framework for phase facility improvements to meet anticipated operational and service needs. The master plan presented the facilities options and made recommendations.

The executive summary from the master plan is provided in Appendix A as a reference document.

EXECUTIVE SUMMARY

The Superior Court of Mono County currently occupies space in two buildings serving a constituency of over 12,941 people. According to California Department of Finance’s projections from the intercensus report of 1998, the county will continue to experience significant population growth throughout the 20-year court planning cycle. Projected requirements for the year 2022 are as follows:

1. A 142 percent increase in caseload is projected by 2022;
2. Judicial position equivalents (JPEs) and courtroom requirements for the county are projected to rise from 2.1 to 2.7; and
3. Staff requirements are expected to increase from 13 to 24.

Table 1 summarizes planning requirements for 2022.

Table 1. 2022 JPEs, Staff, and Building Gross Square Feet (BGSF)

Location	Staff + JPE	Courtrooms	Building GSF
Mammoth Lakes	19.4	3	28,638
Bridgeport*	4.3	1*	5,813
TOTAL	23.7	4	34,451

For information in 5-year increments, refer to table 2 on page 10. Please refer to appendix 6B for definitions of terms.

The following represent key findings that affect the outcome of the facilities master plan. Each of these points is described in detail in later sections of this document.

1. The County of Mono has two court locations: the historic courthouse in Bridgeport (the North County Branch), and leased space on the upper floor of a shopping center in Mammoth Lakes (the South County Branch).
2. The Bridgeport courthouse, built in 1880, is listed on the National Register of Historic Structures. It has two courtrooms, is adjacent to the county jail, and houses other county functions such as district attorney, family support, public defender, and the county board chamber. It was rated by the task force as functionally marginal due to problems such as poor security, lack of separate in-custody circulation, and a substandard-size courtroom. HOK has downgraded this rating to deficient, reflecting our lower rating of the facility on several factors, especially public amenities and quality of environment. (For further information see appendix 4B).

3. Despite many physical deficiencies, including lack of elevators and ADA compliance, and imminent need for major improvements to the HVAC systems, the task force rated the Bridgeport courthouse as physically adequate. HOK has downgraded this rating to physically marginal, reflecting lower ratings on the plumbing and electrical systems. (For further information see appendix 4B).
4. The courts in Mammoth Lakes were rated by the task force as functionally deficient, with numerous and significant problems. The task force also rated the facility as physically adequate, and HOK concurs with these assessments. (For further information see appendix 4B).
5. This lease in Mammoth Lakes will expire at the end of March 2003, and the lease rate is expected to rise significantly at that time. Although continued leasing probably would not be the preferred long-term occupancy option for the court, the County of Mono will need to exercise its option to extend its lease for several years, as there is not sufficient time available to arrange alternative facilities prior to the lease expiration.
6. Population projections and caseload statistics for the County of Mono are strongly influenced by the high proportion of tourists and seasonal visitors, as opposed to permanent residents. Although both permanent and transient populations are anticipated to grow significantly over the projection period, the number of courtrooms needed in the county is projected to grow only modestly, because such a high proportion of caseload is traffic-related.
7. The vast majority of the caseload is generated in or near Mammoth Lakes, with relatively little service demand from Bridgeport and the northern part of the county. Recent data shows that 90 percent of the court's workload is attributable to the Mammoth Lakes area, for both civil and criminal cases. The distribution of jury trials is even more uneven, with Bridgeport having fewer than five per year. The Bridgeport courts are used almost exclusively for arraignments, due to the proximity to the county jail.
8. Because Bridgeport is the county seat, it has historically been the location of a court facility. However, based on current and projected court demand and usage patterns, in the recommended master plan the Bridgeport facility would be used as a branch court with capacity to continue to hear arraignments and hold the occasional trial. The county's main court operations should be consolidated in a new facility in Mammoth Lakes.

9. The County of Mono has been discussing potential sites for the new Mammoth Lakes courthouse with a group representing the Town of Mammoth Lakes and the USDA Forest Service, which controls over 60 percent of land in the county. A land trade among public agencies is seen as a more viable option than acquiring a private site. However, the time required to negotiate these land swaps, as well as the uncertainty concerning the ultimate deal terms, makes the timing of this approach uncertain.
10. The recommended strategy is to replace leased space in Mammoth Lakes with a new courthouse. The site suggested by the town for both court and county facilities is the 16.6 acre “bell-shaped parcel” owned but the town at the intersection of Minaret Road and Meridian Boulevard. Mammoth Lakes has designated and planned this parcel for a combination of public facilities, open space and wetland enhancement, and possible other additional uses. As a fall back location in the event this site proves unavailable, the court should continue to investigate other land trades of potential private parcels.
11. The ability to implement the recommended new Mammoth Lakes courthouse may be delayed by the lack of immediately available sites as well as limited funding. In the interim, we recommend that the county exercise its lease extension option on the existing Mammoth Lakes facility until alternative facilities can be acquired or developed. In addition, the county plans for its own reasons to continue to seek funding for capital improvements at the Bridgeport courthouse to upgrade the building’s systems and to meet ADA requirements.
12. In Bridgeport, the court should work to secure the court owned property between the old courthouse and jail to provide court space (undertake studies to determine feasibility of using the existing buildings and/or constructing replacement court space on the site).

Options Analysis

Introduction

In order to complete the financial analysis, cost estimates were created for the capital outlay project and the developer-finance-to-purchase alternative. Amortization calculations were created for a 30-year term. These estimates and calculations were then used 50-year economic analysis. Appendix B includes each of the estimates and calculations created to support Section III of this report.

The following tables include the construction and project cost estimates, amortization calculations, and financial analysis worksheets.

Table B-1
Construction Cost Estimate—Capital Outlay Alternative

	Administrative Office of the Courts Office of Court Construction and Management
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Project Name: Mono County - New Mammoth Lakes Court - Capital Outlay

Location:	Mono Co.	Date Estimated:	4/4/2006
Project ID:	91.26.001	Prepared by:	Gustavo Salas
Site - Building ID:	26-B-2	Est. / Current CCCI	4620
AOC Proj. Mgr.	Steve Sundman	Construction Start:	3/16/2009
		Construction End:	9/23/2010

Project Description

Capital Outlay Alternative: The proposed project is for the design and construction of the New Mammoth Lakes court for the Superior Court of California, County of Mono. The estimated total project cost includes the construction of an approximately 20,000 square foot court facility with land acquisition of approximately two acres and the construction of 25 surface parking spaces.

Cost Estimate	Quantity	Unit Cost	Cost
Construction Costs			
Site Development <i>-includes surface parking</i>	58,000 SF	\$ 18.00	\$1,044,000
New Construction	20,000 SF	\$ 335.00	\$6,700,000
Construction Cost Subtotal			\$7,744,000
Fixtures & Fixed Equipment (includes signage)	20,000 SF	\$ 20.00	\$400,000
Data, Communications, and Security Infrastructure	20,000 SF	\$ 13.50	\$270,000
Misc. Construction Cost Subtotal			\$670,000
Estimated Total Current Construction Costs			\$8,414,000
Escalation to Start of Construction	39.0 months	@ 0.42% per month	1,378,213
Escalation to Midpoint	9.0 months	@ 0.42% per month	370,146
Contingency		5%	508,118
Estimated Total Construction Cost			\$10,670,477

Notes

1. Data and telecom structured cabling included with construction cost.
2. Allowance to perform site and building demolition included in site development costs (assume small building 1-3 story & minor site).
3. Construction cost estimate based on January 2006 analysis of Fifth Appellate District, Fresno costs.
4. Security infrastructure includes electrical security systems and minimum site security. Detention hardware costs not included.

Table B-2
Project Cost Estimate—Capital Outlay Alternative

	Administrative Office of the Courts Office of Court Construction and Management
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Project Name: Mono County - New Mammoth Lakes Court - Capital Outlay

Location: Mono Co.
Project ID: 91.26.001
Site - Building ID: 26-B-2
AOC Proj. Mgr. Steve Sundman

Date Estimated: 4/4/2006
Prepared by: Gustavo Salas
Est. / Current CCCI: 4620
Construction Start: 3/16/09
Construction End: 9/23/10

Estimated Project Costs by Phase (\$ 000's)	Study (S)	Acquisition (A)	Preliminary Plans (P)	Working Drawings (W)	Construction (C)	Totals
Construction Costs						
Construction Costs (see prior page for detail)	-	-	-	-	8,414	8,414
Escalation to Start of Construction	-	-	-	-	1,378	1,378
Escalation to Midpoint	-	-	-	-	370	370
Contingency	-	-	-	-	508	508
Subtotal Construction	-	-	-	-	10,670	10,670
Architectural and Engineering						
A&E Design	-	63	414	439	338	1,254
Construction Inspection	-	-	-	-	40	40
Advertising, Printing and Mailing	-	-	-	-	-	-
Post-Occupancy	-	-	-	-	25	25
Subtotal A&E Fees	-	63	414	439	403	1,319
Other Project Costs						
Special Consultants	-	-	100	100	73	273
Geotechnical & Survey	-	-	100	42	40	182
Materials Testing	-	-	-	-	126	126
Construction Management	-	-	30	80	575	685
Site Acquisition / Property Purchase	-	950	-	-	-	950
CEQA & Due Diligence Mgmt.	-	100	-	-	-	100
CEQA Mitigation Measures	-	-	-	-	-	-
Environmental Document	-	70	-	-	-	70
Property Appraisals	-	15	-	-	-	15
Legal Services	-	25	-	-	-	25
Peer Review	-	-	-	-	-	-
Commissioning	-	-	-	-	-	-
Modular Workstations	-	-	-	-	-	-
Plan Checking - CSFM & Access Comp.	-	-	8	14	8	30
Other Costs	-	130	50	50	400	630
Subtotal Other Project Costs	-	1,290	288	286	1,222	3,086
Subtotal A&E plus Other Project Costs	-	1,353	702	725	1,625	4,405
Subtotal A&E plus Other minus Land Costs	-	403	702	725	1,625	3,455
Total Estimated Project Costs	-	1,353	702	725	12,295	15,075

Less Funds Transferred	-	-	-	-	-	-
Less Funds Available not Transferred	-	-	-	-	-	-
Carryover	-	-	1,353	2,055	2,780	-
Balance of Funds Required	-	1,353	2,055	2,780	15,075	15,075

Notes:

1. A&E design includes architectural, structural, civil, mechanical, plumbing, and electrical consultant fees.
2. Special consultants includes acoustical, security, interior design, special lighting, A/V, telecommunications, signage, and landscape architect consultant fees.
3. Other costs include utility connections.
4. This estimate does not include costs for CEQA mitigation.

Table B-3
Project Cost Estimate—Developer Finance Lease-to-Purchase Alternative



Project Name: Mono County - New Mammoth Lakes Court

Location:	Mono Co.	Date Estimated:	4/4/2006
Project ID:	TBD	Prepared by:	Gustavo Salas
Site - Building ID:	TBD	Est. / Proj. CCCI:	4620
AOC Proj. Mgr.:	Steve Sundman	Construction Start:	3/16/2009
		Construction End:	9/23/2010

Project Description

Developer Finance Lease-to-Purchase Alternative: The proposed project is for the design and construction of the New Mammoth Lakes court for the Superior Court of California, County of Mono. The estimated total project cost includes the construction of an approximately 20,000 square feet court facility with land acquisition of approximately two acres, and the construction of 25 surface parking spaces.

Cost Estimate	Quantity	Unit Cost	Cost
Construction Costs			
Site Development <i>Includes surface parking</i>	58,000 SF	\$18.00	\$1,044,000
New Construction	20,000 SF	\$335.00	\$6,700,000
Construction Cost Subtotal			\$7,744,000
Fixtures & Fixed Equipment (includes signage)	20,000 SF	\$20.00	\$400,000
Data, Communications, and Security Infrastructure	20,000 SF	\$13.50	\$270,000
Misc. Construction Cost Subtotal			\$670,000
Estimated Total Current Construction Costs			\$8,414,000
Escalation to Start of Construction	39.0 months @	0.42% per month	1,378,213
Escalation to Midpoint	7.0 months @	0.42% per month	287,891
Contingency		5%	504,005
Estimated Total Construction Cost			\$10,584,109
Project Costs			
Land Cost	1 LS	\$950,000	\$950,000
Project Cost (percentage allowance of Total Construction Cost)	25%		\$2,646,027
Total Estimated Project Costs			\$14,180,137

Notes

1. Data and telecom structured cabling included with construction cost.
2. Allowance to perform site and building demolition included in site development costs (assume small building 1-3 story & minor site).
3. Construction cost estimate based on January 2006 analysis of Fifth Appellate District, Fresno costs.
4. Security infrastructure includes electrical security systems and minimum site security. Detention hardware costs not included.
5. Soft Costs include: A&E fees, special consultants, geotechnical consultants, materials testing, utility connections, plan check fees, environmental documentation, property appraisals, and construction inspections.

Table B-4
Amortization—30-Year Term Calculation

Loan Amount: \$14,180,137

Term of the Loan: 30 years

Interest Rate: 7 %

Monthly mortgage payments: \$ 94,340.81

Total interest paid over the life of the loan: \$ 19,782,553.00

Year	Loan Balance	Yearly Interest Paid	Yearly Principal Paid	Total Interest
2006	14,073,052.53	741,982.78	107,084.47	741,982.78
2007	13,921,268.16	980,305.30	151,784.37	1,722,288.08
2008	13,758,511.28	969,332.79	162,756.87	2,691,620.87
2009	13,583,988.70	957,567.08	174,522.58	3,649,187.95
2010	13,396,849.87	944,950.83	187,138.83	4,594,138.79
2011	13,196,182.75	931,422.55	200,667.11	5,525,561.34
2012	12,981,009.40	916,916.31	215,173.36	6,442,477.65
2013	12,750,281.14	901,361.41	230,728.26	7,343,839.06
2014	12,502,873.52	884,682.05	247,407.62	8,228,521.10
2015	12,237,580.78	866,796.93	265,292.74	9,095,318.03
2016	11,953,110.01	847,618.90	284,470.77	9,942,936.93
2017	11,648,074.83	827,054.48	305,035.19	10,769,991.41
2018	11,320,988.62	805,003.46	327,086.20	11,574,994.87
2019	10,970,257.33	781,358.37	350,731.29	12,356,353.25
2020	10,594,171.64	756,003.98	376,085.69	13,112,357.23
2021	10,190,898.69	728,816.72	403,272.95	13,841,173.94
2022	9,758,473.10	699,664.08	432,425.59	14,540,838.02
2023	9,294,787.44	668,404.00	463,685.67	15,209,242.02
2024	8,797,581.90	634,884.13	497,205.54	15,844,126.15
2025	8,264,433.33	598,941.10	533,148.57	16,443,067.24
2026	7,692,743.40	560,399.74	571,689.92	17,003,466.99
2027	7,079,725.97	519,072.23	613,017.43	17,522,539.22
2028	6,422,393.45	474,757.15	657,332.51	17,997,296.37
2029	5,717,542.32	427,238.53	704,851.14	18,424,534.90
2030	4,961,737.44	376,284.79	755,804.88	18,800,819.69
2031	4,151,295.36	321,647.59	810,442.08	19,122,467.28
2032	3,282,266.36	263,060.67	869,029.00	19,385,527.94
2033	2,350,415.18	200,238.49	931,851.18	19,585,766.43
2034	1,351,200.40	132,874.89	999,214.78	19,718,641.32
2035	279,752.31	60,641.57	1,071,448.09	19,779,282.90
2036	0.00	3,270.10	279,752.31	19,782,553.00

Table B-5
Economic Analysis—50-Year Period
Cost Comparison—Compound Cost Summary—All Alternatives

Year	New Lease	Capital Outlay	Lease Purchase
2006	\$0	\$0	\$0
2011	\$3,311,711	\$15,075,000	\$6,037,812
2016	\$5,652,618	\$15,075,000	\$11,698,260
2021	\$8,366,371	\$15,075,000	\$17,358,709
2026	\$11,512,354	\$15,075,000	\$23,019,158
2031	\$15,159,411	\$15,075,000	\$28,679,606
2036	\$19,387,349	\$15,075,000	\$33,962,692
2041	\$24,288,688	\$15,075,000	\$33,962,692
2046	\$29,970,684	\$15,075,000	\$33,962,692
2051	\$36,557,674	\$15,075,000	\$33,962,692
2056	\$44,193,801	\$15,075,000	\$33,962,692

Term of the Analysis: 50 Years
Cost Comparison - Compound Cost Summary - All Alternatives



Table B-6
Economic Analysis—50-Year Period
Cost Comparison of All Alternatives—5-Year Increments

Years	New Lease	Capital Outlay	Lease Purchase
2006-2011	\$3,311,711	\$15,075,000	\$6,037,812
2012-2016	\$2,340,907	\$0	\$5,660,449
2017-2021	\$2,713,753	\$0	\$5,660,449
2022-2026	\$3,145,983	\$0	\$5,660,449
2027-2031	\$3,647,057	\$0	\$5,660,449
2032-2036	\$4,227,938	\$0	\$5,283,085
2037-2041	\$4,901,339	\$0	\$0
2042-2046	\$5,681,996	\$0	\$0
2047-2051	\$6,586,990	\$0	\$0
2052-2056	\$7,636,127	\$0	\$0
	\$44,193,801	\$15,075,000	\$33,962,692
NPV	\$19,359,472	\$13,930,194	\$21,758,595
NPV % of total cost	44%	92%	64%

Term of Analysis: 50 Years
Cost Comparison Distribution Summary - All Alternatives



Table B-7
Term of Analysis—50 Years
Cost Comparison of All Alternatives—By Year

	Year	New Lease	Capital Outlay	Lease Purchase
	2006	\$1,292,424	\$2,055,000	\$377,363
1	2007	\$380,342	\$725,000	\$1,132,090
2	2008	\$391,752	\$12,295,000	\$1,132,090
3	2009	\$403,505	\$0	\$1,132,090
4	2010	\$415,610	\$0	\$1,132,090
5	2011	\$428,078	\$0	\$1,132,090
6	2012	\$440,921	\$0	\$1,132,090
7	2013	\$454,148	\$0	\$1,132,090
8	2014	\$467,773	\$0	\$1,132,090
9	2015	\$481,806	\$0	\$1,132,090
10	2016	\$496,260	\$0	\$1,132,090
11	2017	\$511,148	\$0	\$1,132,090
12	2018	\$526,482	\$0	\$1,132,090
13	2019	\$542,277	\$0	\$1,132,090
14	2020	\$558,545	\$0	\$1,132,090
15	2021	\$575,301	\$0	\$1,132,090
16	2022	\$592,560	\$0	\$1,132,090
17	2023	\$610,337	\$0	\$1,132,090
18	2024	\$628,647	\$0	\$1,132,090
19	2025	\$647,507	\$0	\$1,132,090
20	2026	\$666,932	\$0	\$1,132,090
21	2027	\$686,940	\$0	\$1,132,090
22	2028	\$707,548	\$0	\$1,132,090
23	2029	\$728,774	\$0	\$1,132,090
24	2030	\$750,638	\$0	\$1,132,090
25	2031	\$773,157	\$0	\$1,132,090
26	2032	\$796,352	\$0	\$1,132,090
27	2033	\$820,242	\$0	\$1,132,090
28	2034	\$844,849	\$0	\$1,132,090
29	2035	\$870,195	\$0	\$1,132,090
30	2036	\$896,301	\$0	\$754,726
31	2037	\$923,190	\$0	\$0
32	2038	\$950,885	\$0	\$0
33	2039	\$979,412	\$0	\$0
34	2040	\$1,008,794	\$0	\$0
35	2041	\$1,039,058	\$0	\$0
36	2042	\$1,070,230	\$0	\$0
37	2043	\$1,102,337	\$0	\$0
38	2044	\$1,135,407	\$0	\$0
39	2045	\$1,169,469	\$0	\$0
40	2046	\$1,204,553	\$0	\$0
41	2047	\$1,240,690	\$0	\$0
42	2048	\$1,277,910	\$0	\$0
43	2049	\$1,316,248	\$0	\$0
44	2050	\$1,355,735	\$0	\$0
45	2051	\$1,396,407	\$0	\$0
46	2052	\$1,438,299	\$0	\$0
47	2053	\$1,481,448	\$0	\$0
48	2054	\$1,525,892	\$0	\$0
49	2055	\$1,571,669	\$0	\$0
50	2056	\$1,618,819	\$0	\$0
TOTAL		\$44,193,801	\$15,075,000	\$33,962,692

Table B-8
Economic Analysis—50-Year Period
Alternative 1: Construct a New Facility—Capital Outlay Delivery Method

Estimated Project Cost: \$15,075,000			
Annual Inflation Rate: 3.0%			
Term of the Analysis: 50 Years			
	Usable sq. ft.	Cost/yr ¹ Project	
2006	15,386	\$2,055,000	
2007	15,386	\$725,000	
2008	15,386	\$12,295,000	
2009	15,386		
2010	15,386		
2011	15,386		
2012	15,386		
2013	15,386		
2014	15,386		
2015	15,386		
2016	15,386		
2017	15,386		
2018	15,386		
2019	15,386		
2020	15,386		
2021	15,386		
2022	15,386		
2023	15,386		
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2044	15,386		
2045	15,386		
2046	15,386		
2047	15,386		
2048	15,386		
2049	15,386		
2050	15,386		
2051	15,386		
2052	15,386		
2053	15,386		
2054	15,386		
2055	15,386		
2056	15,386		
Subtotals		\$15,075,000	
TOTAL = Project Cost			\$15,075,000
NPV—Subtotals		\$13,930,194	
Total—Net Present Value			\$13,930,194

Footnotes:

1. Total project cost was calculated by using building gross square feet (BGSF); see project estimate.

Table B-9
Economic Analysis—50-Year Period
Alternative 2: Lease an Alternative

Lease an Alternative Facility

Estimated Total Rentable Sq. Ft. for the 50-Year Term: 15,386 RSF							CPI Rate: 3.0%	
Term of the Analysis: 2006–2056							Annual Inflation Rate: 3.0%	
							Tenant Improvements	
Year	CPI	Sq. Ft.	Avg rent/sf/mo	Avg rent/sf/yr	Monthly	Annual	Sq. Ft.	Cost ¹
2006	0%	15,386	\$2.00	\$24.00	\$30,772	\$369,264	15,386	\$923,160
2007	3%	15,386	\$2.06	\$24.72	\$31,695	\$380,342		
2008	3%	15,386	\$2.12	\$25.46	\$32,646	\$391,752		
2009	3%	15,386	\$2.19	\$26.23	\$33,625	\$403,505		
2010	3%	15,386	\$2.25	\$27.01	\$34,634	\$415,610		
2011	3%	15,386	\$2.32	\$27.82	\$35,673	\$428,078		
2012	3%	15,386	\$2.39	\$28.66	\$36,743	\$440,921		
2013	3%	15,386	\$2.46	\$29.52	\$37,846	\$454,148		
2014	3%	15,386	\$2.53	\$30.40	\$38,981	\$467,773		
2015	3%	15,386	\$2.61	\$31.31	\$40,150	\$481,806		
2016	3%	15,386	\$2.69	\$32.25	\$41,355	\$496,260		
2017	3%	15,386	\$2.77	\$33.22	\$42,596	\$511,148		
2018	3%	15,386	\$2.85	\$34.22	\$43,874	\$526,482		
2019	3%	15,386	\$2.94	\$35.24	\$45,190	\$542,277		
2020	3%	15,386	\$3.03	\$36.30	\$46,545	\$558,545		
2021	3%	15,386	\$3.12	\$37.39	\$47,942	\$575,301		
2022	3%	15,386	\$3.21	\$38.51	\$49,380	\$592,560		
2023	3%	15,386	\$3.31	\$39.67	\$50,861	\$610,337		
2024	3%	15,386	\$3.40	\$40.86	\$52,387	\$628,647		
2025	3%	15,386	\$3.51	\$42.08	\$53,959	\$647,507		
2026	3%	15,386	\$3.61	\$43.35	\$55,578	\$666,932		
2027	3%	15,386	\$3.72	\$44.65	\$57,245	\$686,940		
2028	3%	15,386	\$3.83	\$45.99	\$58,962	\$707,548		
2029	3%	15,386	\$3.95	\$47.37	\$60,731	\$728,774		
2030	3%	15,386	\$4.07	\$48.79	\$62,553	\$750,638		
2031	3%	15,386	\$4.19	\$50.25	\$64,430	\$773,157		
2032	3%	15,386	\$4.31	\$51.76	\$66,363	\$796,352		
2033	3%	15,386	\$4.44	\$53.31	\$68,354	\$820,242		
2034	3%	15,386	\$4.58	\$54.91	\$70,404	\$844,849		
2035	3%	15,386	\$4.71	\$56.56	\$72,516	\$870,195		
2036	3%	15,386	\$4.85	\$58.25	\$74,692	\$896,301		
2037	3%	15,386	\$5.00	\$60.00	\$76,932	\$923,190		
2038	3%	15,386	\$5.15	\$61.80	\$79,240	\$950,885		
2039	3%	15,386	\$5.30	\$63.66	\$81,618	\$979,412		
2040	3%	15,386	\$5.46	\$65.57	\$84,066	\$1,008,794		
2041	3%	15,386	\$5.63	\$67.53	\$86,588	\$1,039,058		
2042	3%	15,386	\$5.80	\$69.56	\$89,186	\$1,070,230		
2043	3%	15,386	\$5.97	\$71.65	\$91,861	\$1,102,337		
2044	3%	15,386	\$6.15	\$73.79	\$94,617	\$1,135,407		
2045	3%	15,386	\$6.33	\$76.01	\$97,456	\$1,169,469		
2046	3%	15,386	\$6.52	\$78.29	\$100,379	\$1,204,553		
2047	3%	15,386	\$6.72	\$80.64	\$103,391	\$1,240,690		
2048	3%	15,386	\$6.92	\$83.06	\$106,493	\$1,277,910		
2049	3%	15,386	\$7.13	\$85.55	\$109,687	\$1,316,248		
2050	3%	15,386	\$7.34	\$88.11	\$112,978	\$1,355,735		
2051	3%	15,386	\$7.56	\$90.76	\$116,367	\$1,396,407		
2052	3%	15,386	\$7.79	\$93.48	\$119,858	\$1,438,299		
2053	3%	15,386	\$8.02	\$96.29	\$123,454	\$1,481,448		
2054	3%	15,386	\$8.26	\$99.17	\$127,158	\$1,525,892		
2055	3%	15,386	\$8.51	\$102.15	\$130,972	\$1,571,669		
2056	3%	15,386	\$8.77	\$105.21	\$134,902	\$1,618,819		
Subtotals						\$43,270,641		\$923,160
TOTAL = Annual Lease + Tenant Improvements						\$44,193,801		
NPV—Subtotals						\$18,463,200		\$896,272
Total—Net Present Value						\$19,359,472		

Footnotes:

1. Tenant improvements were estimated at \$60 per sq.ft.

Table B-10
Economic Analysis—50-Year Period
Alternative 3: Developer-Financed Lease-Purchase of a New Facility

Project Amortization Cost		Total Building Area:	20,000 SF
Estimated Project/Loan Amount:	\$14,180,137	Interest Rate:	7.0%
Term of the Contract:	30 Years	Inflation Rate:	3.0%
	Monthly Payment	Cost by Year	
2006	\$94,340.81	\$377,363	
2007	\$94,340.81	\$1,132,090	
2008	\$94,340.81	\$1,132,090	
2009	\$94,340.81	\$1,132,090	
2010	\$94,340.81	\$1,132,090	
2011	\$94,340.81	\$1,132,090	
2012	\$94,340.81	\$1,132,090	
2013	\$94,340.81	\$1,132,090	
2014	\$94,340.81	\$1,132,090	
2015	\$94,340.81	\$1,132,090	
2016	\$94,340.81	\$1,132,090	
2017	\$94,340.81	\$1,132,090	
2018	\$94,340.81	\$1,132,090	
2019	\$94,340.81	\$1,132,090	
2020	\$94,340.81	\$1,132,090	
2021	\$94,340.81	\$1,132,090	
2022	\$94,340.81	\$1,132,090	
2023	\$94,340.81	\$1,132,090	
2024	\$94,340.81	\$1,132,090	
2025	\$94,340.81	\$1,132,090	
2026	\$94,340.81	\$1,132,090	
2027	\$94,340.81	\$1,132,090	
2028	\$94,340.81	\$1,132,090	
2029	\$94,340.81	\$1,132,090	
2030	\$94,340.81	\$1,132,090	
2031	\$94,340.81	\$1,132,090	
2032	\$94,340.81	\$1,132,090	
2033	\$94,340.81	\$1,132,090	
2034	\$94,340.81	\$1,132,090	
2035	\$94,340.81	\$1,132,090	
2036	\$94,340.81	\$754,726	
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
2049			
2050			
2051			
2052			
2053			
2054			
2055			
2056			
Subtotals		\$33,962,692	
TOTAL = Project Cost + Tenant Improvements			\$33,962,692
NPV—Subtotals		\$21,758,595	
Total—Net Present Value			\$21,758,595

Town of Mammoth Lakes Letter

Introduction

The following letter was provided by the Town Manager of the Town of Mammoth Lakes to document the status of the land purchase agreement between the U.S. Forest Services and the Southern Mono Health Care District. The letter also provides documentation that the Town of Mammoth Lakes and Mono County have agreed to participate in the proposed government center and that the agencies have agreed to include the Superior Court of California, County of Mono in the project.



OFFICE OF TOWN MANAGER

Robert F. Clark, Town Manager

P.O. Box 1609, Mammoth Lakes, CA 93546

March 31, 2006

Steve Sundman
AOC
2860 Gateway Oaks Dr., Suite 400
Sacramento, CA 95833

Re: Mammoth Lakes Land Exchange

Dear Mr. Sundman:

The purpose of this letter is to update you on the status of the land exchange in Mammoth Lakes. The Southern Mono Health Care District has initiated a land exchange which includes obtaining approximately ten acres of land from the Forest Service at the corner of Main Street and Sierra Park Road. The Town of Mammoth Lakes and Mono County have agreed to acquire an interest in this land upon close on escrow in order to create a government center. The three agencies have also agreed in principle to sell an interest in the parcel to the Superior Court for a new court building. A master planning process is on-going to indicate how the government buildings will be configured on the site.

The cost of the acquisition is subject to an appraisal which has not been completed at this time. The preliminary estimate of value was approximately \$500,000 per acre. Each participating agency will contribute an amount equal to their respective share of the property and the cost associated with the land exchange and planning costs.

Please let me know if you need any further clarification or information.

Sincerely,

Robert F. Clark
Town Manager

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